

**AGENDA
ZONING REVIEW BOARD
JUNE 3, 2021
6:00 P.M., ZOOM MEETING
5:00 P.M., BOARD BRIEFING**

MUST HAVE A ZOOM ACCOUNT OR USE DIAL IN NUMBER BELOW

<https://atlantaga-gov.zoom.us/j/96787734799?pwd=ZGIIM3BHRTUrTFRMcZFdc052dmRsQT09>

Meeting ID: 967 8773 4799 Password: 757803

Dial-In Number: 1-929-205-6099 Conference Code: 96787734799#

NEW CASES

1. **Z-21-29** An Ordinance to rezone from I-2/BL (Heavy Industrial/BeltLine Overlay) to MRC-3/BL (Mixed Residential Commercial/BeltLine Overlay) for property located at **1283 Marietta Boulevard NW and 1295 Marietta Boulevard NW** fronting 300 feet on the east side of Marietta Boulevard commencing at a 5/8 inch rebar set on the northeasterly right-of-way of Marietta Boulevard and the former southwesterly right-of-way of Ellsworth Drive, said rebar lying 492.2 feet from the intersection of the right-of-way of Marietta Boulevard and the right-of-way of Huff Road, said rebar being the true point of beginning Depth: varies Area: .592 Acres, Land Lot 191, 17th District, Fulton County, Georgia
OWNER: PEACHTREE ASSETS MANAGEMENT LLC
APPLICANT: BROOKS HALL
NPU D COUNCIL DISTRICT 9
2. **Z-21-30** An Ordinance to rezone from I-2 (Heavy Industrial) to MRC-3 (Mixed Residential Commercial) for property located at **1026 Marietta Street NW, 1050 Marietta Street NW, and 1060 Marietta Street NW** fronting 432 feet on the south side of Marietta Street beginning at a 5/8" rebar with cap set at the intersection of the southerly right of way of West Marietta Street and the common land lot line of Land Lot 112 of the 14th Land District and Land Lot 150 of the 17th Land District Depth: varies Area: 1.239 Acres, Land Lots 112 and 150, 14th and 17th Districts, Fulton County, Georgia
OWNER: AP BRICKWORKS, LLC
APPLICANT: STERLING INTEREST, LLC
NPU E COUNCIL DISTRICT 3
3. **Z-21-31** An Ordinance to rezone from I-1 (Light Industrial) and MRC-2-C (Mixed Residential Commercial Conditional) to MRC-3 (Mixed Residential Commercial) for property located at **2164 Marietta Boulevard NW, 2184 Marietta Boulevard NW, and 2194 Marietta Boulevard NW (aka 1719 Chattahoochee Avenue NW) and 1703 Chattahoochee Avenue NW** fronting 785 feet on the west side of Marietta Boulevard and fronting 282 feet on the east side of Chattahoochee Avenue commencing at a point at the intersection of the easterly right-of-way line of Chattahoochee Avenue and the south land lot line of Land Lot 221; thence along the easterly right-of-way line of Chattahoochee Avenue, a record distance of 462.2 feet to a 5/8-inch rebar set, said point being the true point of beginning Depth: varies Area: 5.844 Acres, Land Lot 221, 17th District, Fulton County, Georgia
OWNERS: 2164 MB LLC, CONVENT I LLC,
CONVENT I LLC AND CONVENT III LLC
APPLICANT: AB CAPITAL, LLC
NPU D COUNCIL DISTRICT 9

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4. **Z-21-32** An Ordinance to rezone from R-4 (Single Family Residential) to MR-3 (Multifamily Residential) for property located at **2246 Memorial Drive SE**, fronting 104 feet on the north side of Memorial Drive beginning at the northeast corner of Memorial Drive and East Lake Terrace and running east 53 feet along the north side of Memorial Drive then running north 150 feet along the east side of East Lake Terrace to the point of beginning Depth: 150 feet Area: 0.364 Acres, Land Lot 205, 15th District, DeKalb County, Georgia

OWNER: MMG CAPITAL LLC
APPLICANT: OPES HOLDING GROUP, LLC
NPU O COUNCIL DISTRICT 5

5. **Z-21-33** An Ordinance designating the **Fuller-Freedom House at 556 John Wesley Dobbs Avenue NE**, Lot 46 of the 14th District of Fulton County, Georgia and certain real property on which it is located, to the overlay zoning designation of Landmark Building / Site (LBS) pursuant to Chapter 20 of the Zoning Ordinance of the City of Atlanta and rezoning from R-5/BL (Two Family Residential/BeltLine Overlay) to R-5/BL/Landmark Building Site (LBS) (Two Family Residential/BeltLine Overlay/Landmark Building/Site); to repeal conflicting laws; and for other purposes.

NPU M COUNCIL DISTRICT 2

6. **Z-21-34** An Ordinance to rezone from R-5/BL (Two Family Residential/Beltline Overlay) to MR-2/BL (Multifamily Residential/Beltline Overlay) for property located at **955 (aka 957 Wylie Street) Wylie Street, SE** fronting 73.98 feet on the south side of Wylie Street beginning at an iron pin found on the southerly side of Wylie a distance of 28 feet westerly as measured along the southerly side of Wylie Street from its point of intersection with the westerly side of Webster Street Depth: 191.5 feet Area: 0.335 Acres, Land Lot 13, 14th District, Fulton County, Georgia

OWNER: FREE GOSPEL INTERNATIONAL CHURCH INC
APPLICANT: NINA E. GENTRY, AICP
NPU N COUNCIL DISTRICT 5

7. **Z-21-48** An Ordinance by Councilmember Clela Winslow to amend Part 16, Chapter 28A of the 1982 Zoning Ordinance of the City of Atlanta, as amended, to create a new Section 16-28A.010(62) to provide for comprehensive signage regulations for Morehouse School of Medicine; to amend the official zoning map to add the **Morehouse School of Medicine Sign District**; and for other purposes.

NPU T COUNCIL DISTRICT 4

8. **Z-21-49** An Ordinance by Councilmember Antonio Brown to amend Part 16, Chapter 18H of the 1982 Zoning Ordinance of the City of Atlanta, as amended, so as to create a new Section 16-18H.004 to create regulations for **short term rentals** in the Home Park Neighborhood; and for other purposes.

NPU E COUNCIL DISTRICT 3

9. **Z-21-50** An Ordinance by Councilmember Antonio Brown to rezone property located at **0 Market Street NW (17 01080001970)** from C-4-C (Central Area Commercial Residential Conditional) District to C-4-C (Central Area Commercial Residential Conditional) District for a change of conditions; to modify the official zoning maps; and for other purposes.

NPU E COUNCIL DISTRICT 3

DEFERRED CASES

10. **Z-20-59** A substitute Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-5 (Two Family Residential) for property located at **910 Lindbergh Drive NE, 922 Lindbergh Drive NE, and 928 Lindbergh Drive NE** fronting 542 feet on the north side of Lindbergh Drive NE beginning at a ½” rebar found with grid coordinates of N:1389773.408, E:2238744.369 at the western corner of the mitered intersection of the western right of way line of Lindridge Drive and the northern right of way line of Lindbergh Drive (also known as State Route 236) Depth: 411 feet Area: 2.007 Acres, Land Lot 6 and 48, 17th District Fulton County, Georgia
OWNER: BRYAN WARNOCK
APPLICANT: BRYAN WARNOCK
NPU F COUNCIL DISTRICT 6
11. **Z-21-27** An Ordinance by Councilmember J. P. Matzigkeit to amend the 1982 Atlanta Zoning Ordinance, as amended, to amend **Section 16-26.003, Entitled “Conditions of Granting a Variance”** and to create a new **Section 16-26.008 Entitled “Administrative Zoning Setback Variances for The Preservation of Trees”**; and for other purposes
ALL NPU’s

END OF AGENDA